

**4.1590 Swap meet.**

"Swap meet" means any permanent or temporary sales or lot where the sale or trade of goods, materials and merchandise takes place outside any permanent structure, from within temporary structures or from vehicles and where several sellers or traders may congregate for the purpose of selling or trading.

**4.1600 Swimming pools.**

"Swimming pool" means either a portable or permanent water container used for recreational purposes which at its deepest point is over eighteen inches and has a volume in excess of one hundred fifty cubic feet of water.

**4.1605 Tower.**

"Tower" means a structure greater than ten feet in height designed and constructed specifically to support one or more antennae and may include a monopole, self supporting (lattice) tower, guy-wire supported tower, and other similar structures. A tower does not include other buildings or structures designed for other uses such as a tall office building or water tank.

**4.1610 Townhouse.**

"Townhouse" means a single-family dwelling constructed as part of a series of dwellings, all of which are either attached to the adjacent building and/or buildings by party walls, or are located immediately adjacent thereto without any visible separation between walls or roof, all of which dwellings may be located on individual and separate lots, if individually owned, or upon a single lot, if under common ownership.

**4.1620 Townhouse cluster.**

"Townhouse cluster" means a building consisting of three or more noncommunicating, attached one family units placed side by side and/or back to back, with no unit located over another, and having a common wall between each two adjacent dwelling units.

**4.1630 Truck service station.**

"Truck service station" means an occupancy which provides especially for the servicing of trucks, with incidental operations similar to those permitted for automobile ' service stations.

**4.1640 Truck stop.**

A. "Truck stop" means a facility for the servicing of diesel powered trucks and tractor trailers. A truck stop shall mean any one or more of the following:

1. Four or more diesel fuel dispensers;
2. Two or more bays for truck washing;
3. Facilities for diesel engine repair.

B. Other uses present at the same facility such as convenience markets or restaurants shall not be determinative of whether or not the facility is a truck stop.

**4.1650 Truck washing establishment.**



"Truck washing establishment" means a facility designed to primarily serve to semi-trailer and tractor travel as a place to have such vehicles cleaned.

**4.1660 Unit, efficiency.**

"Efficiency unit" means a dwelling unit containing only one habitable room as defined and regulated by the latest adopted Uniform Building Code.

**4.1670 Use.**

"Use" means the employment or occupation of a building, structure or land for a person's service, benefit or enjoyment.

**4.1680 Use, accessory.**

See definition of accessory building or use, section 4.030.

**4.1690 Use, conditional.**

"Conditional use" means either a public or private use as listed in this title which, because of its unique characteristics, cannot be properly classified as a principal use or accessory use in a particular district. After consideration in each case of the impact of such use upon neighboring land and of the public need for the particular use at the particular location, a permit for such conditional use may or may not be granted, with or without conditions, in addition to any condition specifically stated in this title for any particular conditional use, including time limits, pursuant to the requirements of this title.

**4.1700 Use, nonconforming.**

"Nonconforming use" means an existing use of land or building which was legal prior to the effective date of the regulation codified in this title but which fails to comply with the requirements set forth in this title applicable to the zone in which such use is located.

**4.1710 Use, permitted.**

"Permitted use" means a use which is lawfully established in a particular district or districts and which conforms with all requirements, regulations, and performance standards of such district. A permitted use may be a principal use, an accessory use, or a conditional use.

**4.1720 Use, principal.**

"Principal use" means a use or structure which determines the predominant or major use of the lot on which it is located. The principal use shall be that use which establishes the character of the property relative to surrounding or adjacent properties.

**4.1730 Use, temporary.**

"Temporary use" means a use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

**4.1740 Variance.**



"Variance" means a modification or variation of the provisions of this title as applied to a specific piece of property. No variance regarding use of property shall be permitted. Variance may be permitted only by the board of adjustment or commission.



**4.1750 Variance, dimensional.**

"Dimensional variance" means departure from the terms of the zoning regulations pertaining to height or width or structures and size of yard and open spaces where such departure will not be contrary to the public interest and where, owing to conditions peculiar to the property because of its size, shape or topography, and not as a result of the action of the applicant, the literal enforcement of the zoning regulations would result in unnecessary and undue hardship.

**4.1760 Veterinary clinic.**

See definition of animal hospital, Section 4.100.

**4.1770 Warehouse.**

"Warehouse" means an enclosed building designed and used primarily for the storage of goods and materials.

**4.1780 Warehouse, residential storage (mini-warehouse).**

"Residential storage warehouse (mini-warehouse)" means a building or group of buildings in a controlled access and fenced or screened compound that contains relatively small storage spaces of varying sizes and/or spaces for recreational vehicles or boats, having individual, compartmentalized and controlled access for the dead storage of excess personal property of an individual or family generally stored in residential accessory structures, when such building or group of buildings are not located on the lot of the residence.

**4.1790 Watercourse.**

"Watercourse" means any natural stream, river, creek, drainage, waterway, gully, ravine or wash in which water flows either continuously or intermittently and has a definite channel, bed and banks, and includes any area adjacent thereto subject to inundation by reason of overflow. The term watercourse shall not be construed to mean any facility created exclusively for the conveyance of irrigation water.

**4.1800 Wholesale establishment.**

"Wholesale establishment" means an establishment for the sale of goods and merchandise for resale instead of for direct consumption.

**4.1810 Wrecking yard.**

"Wrecking yard" means a place, lot or area where the primary function is that of dismantling, storage, abandonment or sale of goods and materials as parts or scraps.

**4.1820 Yard.**

"Yard" means a space on the same lot with a principal building, which is open and unoccupied from the ground upward or from the ground downward other than by steps, walks, terraces, driveways, lamp posts and similar structures, and unobstructed by structures, except as otherwise provided in this title.



**4.1830 Yard, corner side.**

"Corner side yard" means a yard on a corner lot, the area of which is bounded by a line extending from the front of the principal building (the front building line) to a point intersecting the side street right-of-way line (side lot line), then along the side lot line to a point intersecting the rear lot line, then along the rear lot line to a point intersecting the line formed by extending the wall of the nearest principal building paralleling the side lot line.

**4.1840 Yard, front.**

"Front yard" means a yard extending across the full width of the lot between two side lot lines the depth of which is the least distance between the street right-of-way and the front building line.

**4.1850 Yard, rear.**

"Rear yard" means a yard extending across the full width of the lot between the two side lot lines and between the rear line and a parallel line tangent to the rear of the principal building and the depth of which is the least distance between the rear lot line and the parallel line.

**4.1860 Yard, required.**

"Required yard" means the minimum dimension of a front, side or rear yard as established by the use regulations for each district. See also definition of building line, required, sections 4.270 through 4.290.

**4.1870 Yard, side.**

"Side yard" means a yard extending between the front building line and the rear building line, the width of which is the least distance between the side lot line and the nearest part of the principal building.

**4.1880 Zoning map.**

A map or maps with all notations, dimensions, references and symbols shown thereon depicting individual zoned districts in accordance with this title.